

Addendum To Rental Agreement — To Add/Remove Tenant/Roommate

In connection with the Rental Agreement between _____,
Original Tenant(s) and ***Richard & Vicki Harrison*** (Owner/Agent) covering the following premises:
Address: _____ City: ***Pismo Beach (Shell Bch Area)*** State: ***CA*** ZIP: ***93449***.

Parties below acknowledge receipt of, have read, and fully understand the Original Lease/Rental Agreement dated: _____; with agreement starting _____, day of _____, ***20***.

By signing below, I, _____, Added Tenant(s) "Incoming Tenant(s)" as an authorized occupant hereby accept legal obligations pursuant to agreement & this Addendum. And/Or; _____, Departing Tenant(s) "Removing Tenant Name(s)" is released from all obligations to the Agreement.

By signing below, each tenant/roommate agrees to become fully responsible for all terms and conditions of said Lease/Rental Agreement, including, but not limited to the below:

1. Any new tenant/roommate must fill out an application (pay administration/screening fees) and meet the requirements; and approval of the landlord before move-in. Failure to obtain prior permission for additional tenant/roommates will result in a breach of the rental agreement.
2. In consideration of Owner/Agent's acceptance of Incoming Tenant/Roommate, Incoming Tenant/Roommate hereby verified receipt of copies of all rental agreements, addendums and notices to tenant/roommate (such as Lead Paint Disclosure Notices, Smoke Detector Notices, Property Condition Reports, and etc.). Copies of forms are posted on the Web Site: **"www.DoubleHeart.org"**
3. Additional Rent, TUC and/or Security Deposit may be required as per the Original Rental Agreement.
(a) Additional Rent: \$ _____ .00 (b) Additional TUC: _____ .00 (c) Additional Security Deposit: \$ _____ .00
4. Rent is due **before 5:00 pm**, on the 1st of every month. Total Adjusted Monthly Rent: \$ _____ .00
Read Rental Agreement for Monthly Rebate Procedure. Total Security Deposit Amount: \$ _____ .00
5. Any new tenant/roommate becomes responsible for any rent currently owed or which will be owed. He or she is also responsible for any damage to the premises, both existing or in the future and any misuse of the premises, both existing or in the future. It is the sole responsibility of the new tenant/roommate to check for damages and receive an accurate accounting of the rent before he or she moves in.
6. Incoming Tenant/Roommate recognizes that he/she is entering into an agreement which is retroactive to the original date of the Agreement. Incoming Tenant/Roommates further recognizes that any refunds of security deposits will be made subject to the original Property Condition Report between Owner/Agent and Departing Tenant.

Original Tenant's Initials: _____

Incoming Tenant's Initials: _____



7. All Tenants/Roommates are jointly and severally financially responsible for the entire amount of rent. This means that if one tenant/roommate doesn't pay his or her portion of the rent, it is still due and payable in full from the other tenants/roommates. Including late fees, late charges, returned check fees, and damages.
8. Tenants/Roommates are equally responsible for each other's guests and any damage or misuse caused by the other roommates and/or their guests; weather or not he/she continues to physically occupy the Premises
9. Proper Notice — Is required in order to be released from this agreement. Each tenant/roommate is bound for the term of Lease/Rental Agreement unless released by all parties concerned & approved by the owner. **In a "Month-To-Month" tenancy a 30-Day "Written Notice" is required.**
10. Departing Tenants/Roommates acknowledges that he/she remains obligated for any rent, damages, or other amount due under the Lease/Rental Agreement arising prior to the later of the date set forth in above section or the date he/she vacates the Property.
11. Departing Tenants/Roommates acknowledges that the Security Deposit will stay with the Property; and departing Tenants/Roommates waives any claim to such deposit.
12. The security deposit is for the tenancy as a whole and will be refunded only when all tenants/roommates who are a part of this tenancy vacate and turn the premises over to owner. If a tenant/roommate is moving out, it is their responsibility to obtain their portion of the security deposit directly from the new, incoming tenant/roommate or wait until the premises are completely vacated by the remaining tenants/roommates.
13. All legal rights pursuant to the Rental Agreement, including return of any Damage or Security Deposit(s) are assigned to the replacement tenant/roommate. Any apportionment of such deposits or of prepaid rents, between Incoming Tenant and Departing Tenant are solely to be resolved between them and Landlord has no responsibility for such apportionment.
14. Nothing herein shall be construed to imply that Owner/Agent will consent to any future change in tenants/roommates.
15. Except as set forth herein, all terms and conditions of the Agreement remain in full force and effect without amendment. Receipt of a true copy of this agreement signed by all parties is hereby acknowledged.

Added/Deleted Tenant	Date	Added/Deleted Tenant	Date
Current Tenant	Date	Current Tenant	Date
Landlord/Agent	Date	Landlord/Agent	Date

